

Subject: This week from CCA (CCA Delivers - November 17, 2016)

From: "Central City Association" <jdanganan@ccala.org>

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To: "Carol E. Schatz" <cschatz@downtownla.com>

CCA Delivers

CCALA.org

November 17, 2016



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Housing, Land Use and Development Committee

This week, CCA members heard from Deputy Mayor Ray Chan, Controller Ron Galperin and City Planning at the Housing, Land Use and Development Committee. Chan shared the vision for the Mayor's Office of Economic Development (MOED). Controller Galperin previewed Property Panel LA, which is an inventory of City-owned properties. City Planning presented on the evolving parking policy in Downtown and throughout the City.

The MOED is charged with retaining and attracting new business to the City and helping new development projects get built. Ray shared with us the new 12 New Visions/Actions of MOED that include the following:

- Establish Web-based media production policy
- Establish Manufacturing Advisory Council
- Host L.A. City's largest Tech job fair
- Craft business tax policy to incentivize Biotech
- Support development of a Biotech hub in East L.A.
- Implement development services enhancements
- Recruit & facilitate major development projects
- Obtain and reinvest CRA and L.A. City's assets
- Streamline CEQA and Site Plan Review
- Implement Full Parallel Development Process

CCA members were most interested in the implementation of the Full Parallel Development Process. Chan said that it will be available in early 2017. We also discussed streamlined CEQA and Site Plan Review and how that work is being impacted by the Neighborhood Integrity Initiative, which is slated for the March 2017 ballot. CCA members noted Chan's positive presence at the Mayor's office



EVENTS CALENDAR

TUESDAY, DECEMBER 6

5:30 - 8 p.m.

CCA HOLIDAY PARTY

The Majestic Downtown



COMMITTEE CALENDAR

THURSDAY, DECEMBER 1

8:30 - 10:00 a.m.

GOVERNMENT RELATIONS

Topics: November 2016 Election Post-Mortem and Beyond

Special Guests: Dan Schnur, Director of the Jesse Unruh Center for Politics at USC; Christina Bellantoni, Assistant Managing Editor for Politics at the Los Angeles Times.



CCA IN ACTION



This week, CCA met with the Office of Councilmember Cedillo to discuss proposed amendments to the Rent Stabilization Ordinance (RSO) related to the Ellis Act. The City Council recently directed the City Attorney to

and thanked him for all of his work.

Controller Galperin showcased a great new interactive web tool he recently launched, [Property Panel LA](#). This website is the first comprehensive list of the 9,000 City-owned parcels. The goal of Property Panel LA is to maximize these assets to benefit the City. Controller Galperin highlighted a couple properties, including a 17,000 acre site in Palmdale that was purchased to build an airport that never came to fruition, and the beautiful and historic Warner Grand Theater in San Pedro that is currently underutilized. CCA members asked for advice on the best way to pursue these properties for development, and Controller Galperin explained the challenges of the City's surplus property procedures and desire of Councilmembers to retain local control. Due to these challenges, there is the need to formalize a process to access the properties through a City-employed asset manager or private company. CCA is very interested in pursuing this opportunity and will lead the conversation with the City.

We also heard from Bryan Eck and Patricia Diefenderfer of City Planning regarding the future of the City's parking policy. City Planning recently released an [Advisory Notice](#) that encourages underground parking for projects seeking discretionary approvals from the City Planning Commission. CCA members expressed concerns about the cumulative impacts of City policies and how they increase development costs and the cost of housing. We discussed the role of the Downtown Design Guide (DDG), the community plan update and parking policies. The DDG will be updated first and CCA will work with City Planning to vet these changes with our members.

CCA thanks **Ray Chan, Controller Galperin, Patricia Diefenderfer and Bryan Eck** for their remarks.

For more information, please contact CCA's Managing Director of Legislative Affairs & Government Relations, [Marie Rumsey](#).

draft an ordinance that would refine current standards on developer requirements when replacing RSO units. CCA is advocating for flexibility in the policy, a wider range of affordability and clear vesting language so projects in the queue are not surprised with a new requirement. The item is pending at the Housing Committee, and we will continue to advocate for a balanced approach.

For more information, please contact CCA's Managing Director of Legislative Affairs & Government Relations, [Marie Rumsey](#).

City Planning recently released a revised [Bicycle Parking Ordinance](#) and held a public hearing on it today. CCA attended the public hearing and supported the changes made to increase flexibility in bike parking location specifications and to lower the ratio for bike parking requirements for residential buildings from "per bedroom" to "per unit" and allowing for the bike parking space to be placed inside the unit. We requested that the ordinance take into account the need for compact parking at residential buildings. Currently, the ordinance only allows compact parking at commercial buildings. City Planning will be presenting this item CCA's DTLA 2030 Committee on December 7.

For more information, please contact CCA's Managing Director of Legislative Affairs & Government Relations, [Marie Rumsey](#).

Sidewalk Vending Update

CCA met with City Council staff this week to discuss a potential framework for a program to regulate vending on sidewalks throughout the city. Councilmembers Buscaino and Price, who chair the committees with jurisdiction on this issue, will be releasing a letter next week with details, with a hearing on the framework to likely be held on Monday afternoon, December 12, at the Public Works & Gang Reduction Committee. The framework is a step in the right direction and CCA is eager to discuss the issue as more details become available.

CCA Endorsements for City Council

CCA today announced its endorsement of five Los Angeles City Council incumbents for reelection.

The Councilmembers are:

Gil Cedillo, District 1

Paul Koretz, District 5

Curren D. Price Jr., District 9

Mike Bonin, District 11

Mitch O'Farrell, District 13

"We are looking forward to continuing our work with these Councilmembers on policies that are helpful to job creation and business growth throughout Los Angeles," said Lupita Sanchez-Cornejo, director of external affairs for AT&T and chair of the CCA Political Action Committee.

CCA may make additional endorsements throughout the election season. The Los Angeles City Primary Election will be held on Tuesday, March 7, 2017. The General Municipal Election is scheduled for Tuesday, May 16, 2017.

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626 Wilshire Boulevard, Suite 200

Los Angeles, CA 90017